

WOODLANDS

Medical Office

4342 WOODLANDS BLVD | CASTLE ROCK, COLORADO



CLASS A MEDICAL OFFICE

LEASE AND OWNERSHIP OPPORTUNITIES AVAILABLE



PREMIER OPPORTUNITY

4342 Woodlands Blvd is located in the heart of Castle Rock, Colorado. Local ownership is under development of the 1.085 acre site for a 14,000 SF Class A medical office building and is offering lease and/or ownership opportunities for tenants. 4342 Woodlands Blvd is located off Founders Parkway, a heavily trafficked retail and office corridor in northern Castle Rock.

The population of Castle Rock has bloomed to over 82,000 residents with major master planned communities like The Meadows, The Canyons, Crystal Valley, and Terrain - Castle Rock has become the example for smart development and has attracted a large well-educated affluent population.

4342 Woodlands Blvd is one of the few sites left in north Castle Rock ideal for a medical office user; with it's close proximity to a growing residential population and the recently expanded Castle Rock Adventist Hospital.



1.085 ACRES

SITE SIZE



14,027 RSF

PROPOSED BUILDING SIZE



2,068 RSF - 14,027 RSF

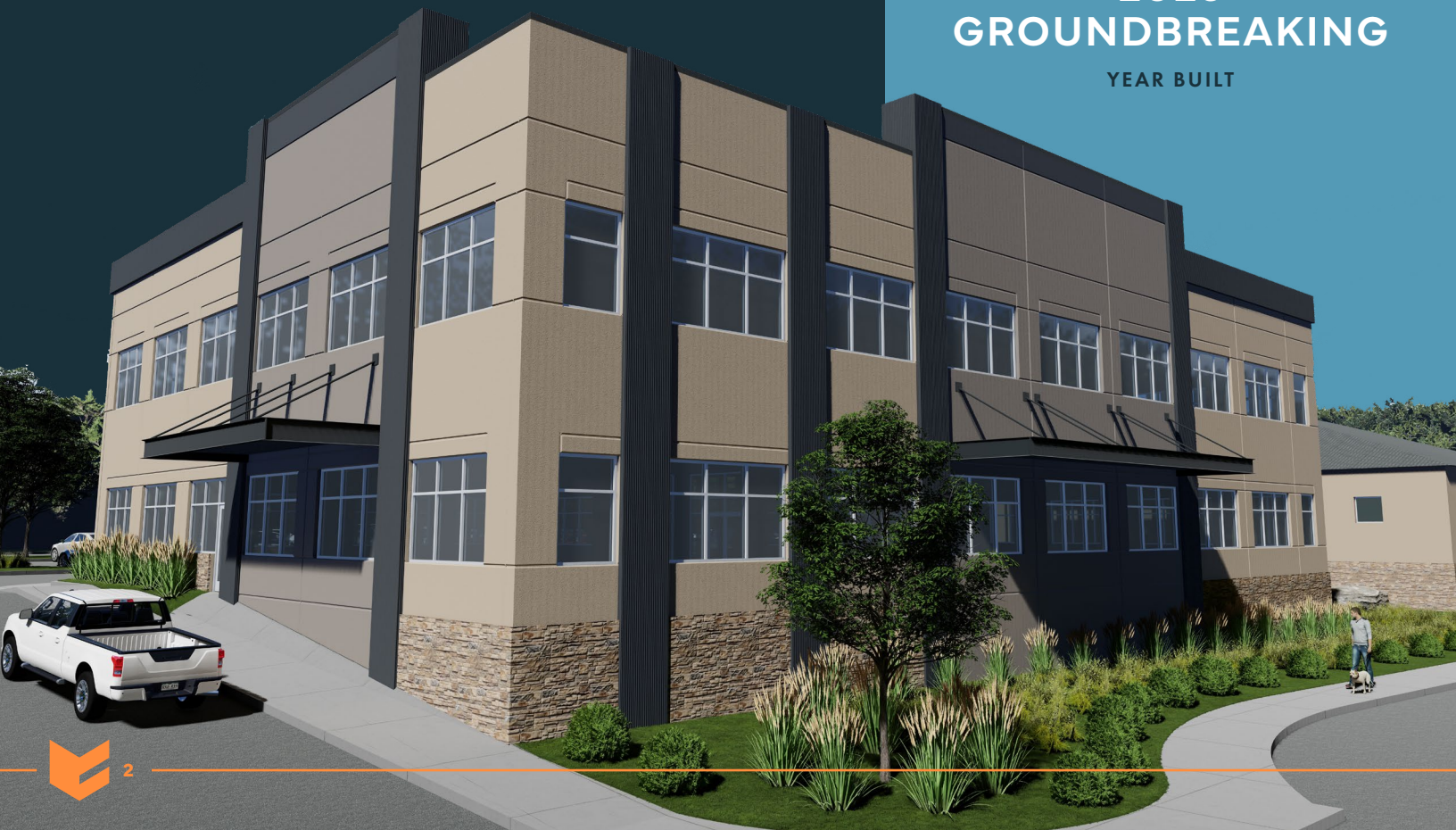
PROPOSED DEMISING OPTIONS

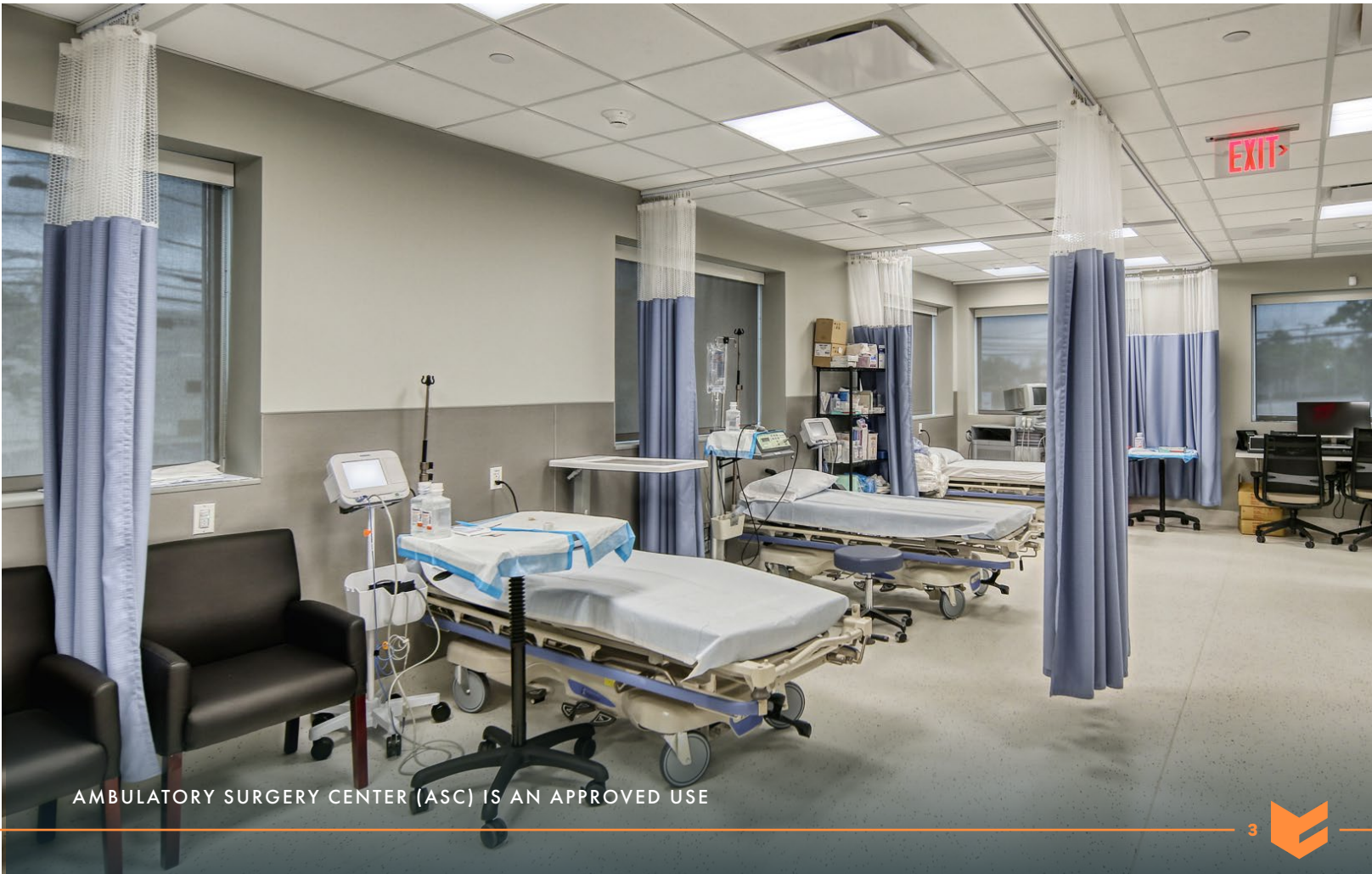


2025

GROUNDBREAKING

YEAR BUILT





CASTLE ROCK GROWTH

TO DENVER

MAHER RANCH

2,409 HOMES - UNDER DEVELOPMENT

THE MEADOWS

10,644 HOMES - UNDER DEVELOPMENT

DEMOGRAPHIC HIGHLIGHTS



AVG. HOUSEHOLD INCOME:

\$155,711



POPULATION:

90,034



2010-2023 POPULATION GROWTH:

4.2%



HOUSEHOLDS:

\$34,701



2010-2023 HOUSEHOLD GROWTH:

4.7%



MEDIAN HOME VALUE:

\$500,424

RED HAWK

926 HOMES

METZLER RANCH

1,716 HOMES - UNDER DEVELOPMENT

TO COLORADO SPRINGS

Source: Costar



TO PARKER

PRADERA
825 HOMES

THE CANYONS
1,533 HOMES - UNDER DEVELOPMENT

WOODLANDS
Medical Office

TERRAIN
2,767 HOMES - UNDER DEVELOPMENT

TO FRANKTOWN
& ELIZABETH

WOODLANDS
1,160 HOMES - UNDER DEVELOPMENT

FOUNDERS VILLAGE
5,421 HOMES - UNDER DEVELOPMENT

DOWNTOWN CASTLE ROCK

BARRIER OF ENTRY

MEDICAL DEED RESTRICTION

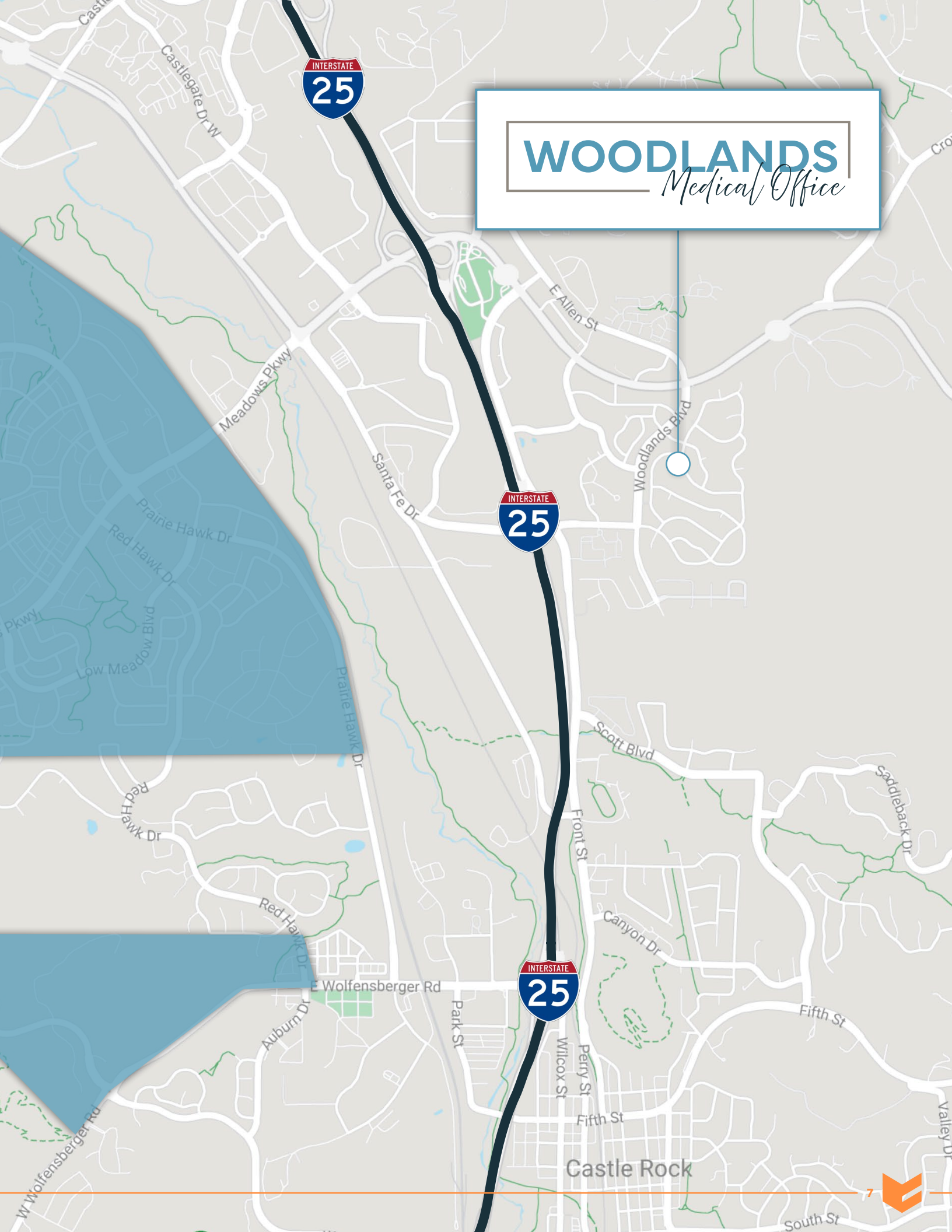
Due to the development of the hospital (Advent Health Castle Rock), a deed restriction was placed over the vast majority of The Meadows Development resulting in a prohibition of the following uses:

- » Ambulatory Surgical Center (ASC)
- » In-Office Surgical Facility
- » Medical Imaging
- » Medical Lab
- » Birthing and Delivery Services
- » Cardiac Catheterization
Laboratory Services
- » Radiation Therapy
- » Urgent Care Medical Services
- » Emergency Care Medical Services
- » Any Medical Services that may not only be provided by a Medical Facility licensed to allow Patient stays of longer than 23 hours

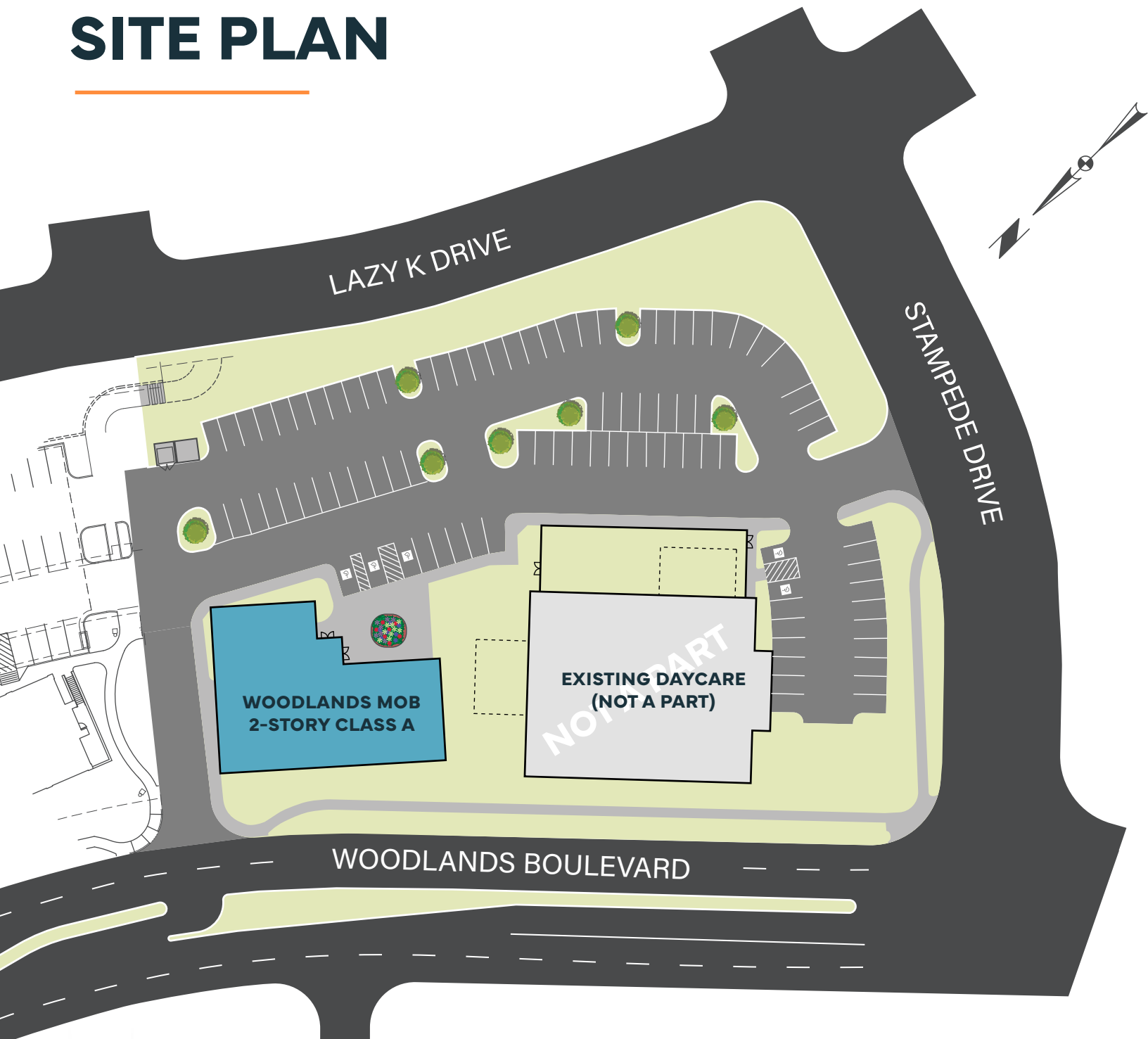


WOODLANDS

Medical Office



SITE PLAN



APPROXIMATELY
7,000 RSF
AVAILABLE PER FLOOR



SITE PLAN INCLUDES
LOCATION FOR
**BACKUP
GENERATOR**

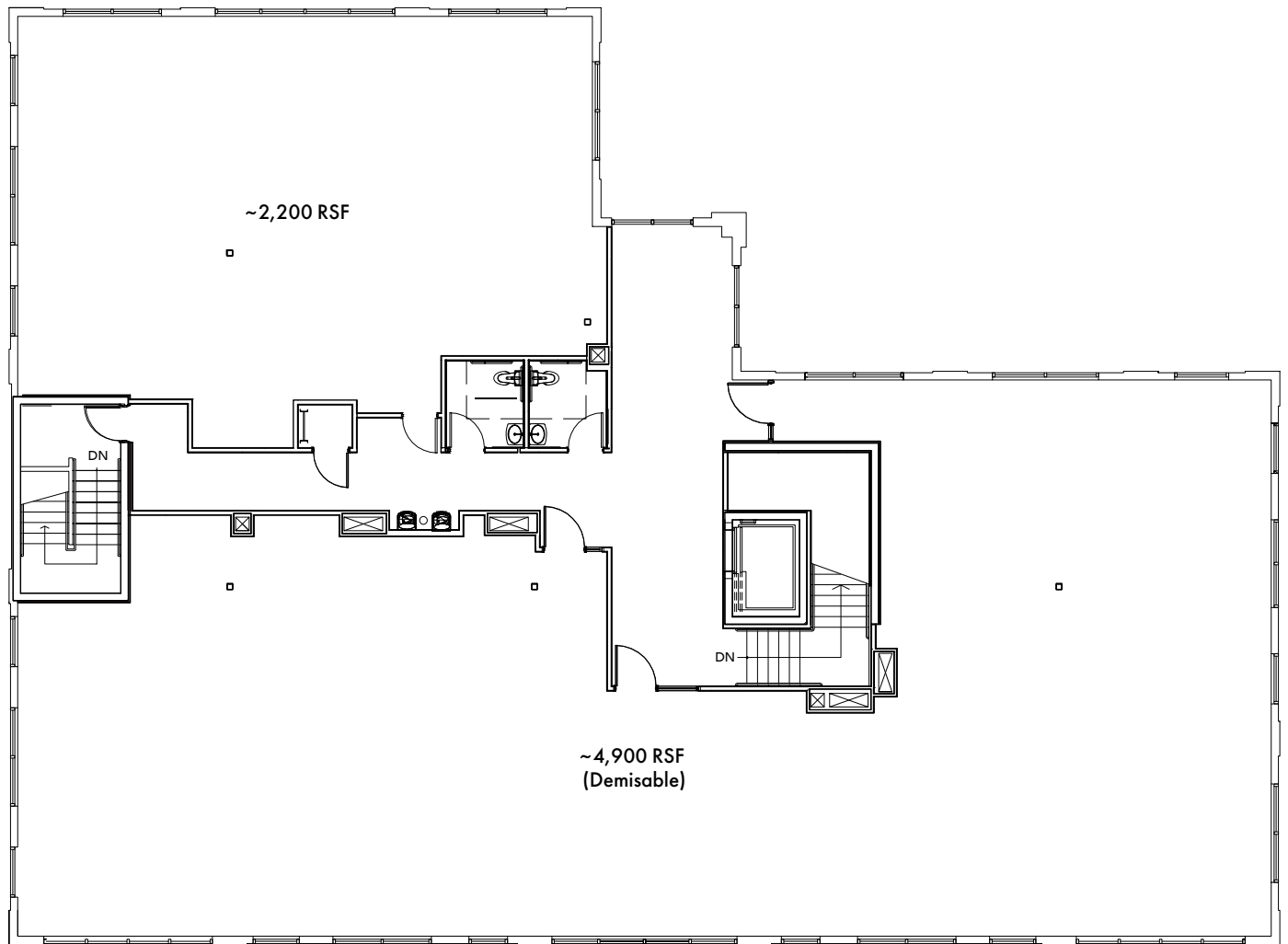


**55 PARKING
SPACES**
ALLOWS FOR 5:1,000 USF
PARKING RATIO



FLOOR PLAN

TYPICAL FIRST AND SECOND FLOOR DEMISING PLANS



Subject to Change"

ALLOWABLE MEDICAL USES

- » Medical Office
- » Dental Clinic
- » Surgery Center
- » Pharmacy
- » Laboratory
- » Medical Clinic

NOTE: 24-Hour Operations are Permitted for emergency medical/dental clinics







QUIVER
INVESTMENTS

WOODLANDS

Medical Office



WOODLANDS

Medical Office

4342 WOODLANDS BLVD | CASTLE ROCK, COLORADO



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